



THE CITY OF SAN DIEGO
TO THE PARK AND RECREATION BOARD

DATE ISSUED: January 10, 2022

REPORT NO. 102

ATTENTION: Park and Recreation Board
Agenda of January 20, 2022

SUBJECT: WILSON MIDDLE SCHOOL JOINT USE FACILITY GENERAL
DEVELOPMENT PLAN

SUMMARY

Issue: Recommend approval of the General Development Plan (GDP) for the Wilson Middle School Joint Use Facility in the City Heights Community to the Parks and Recreation Director.

Recommendation: Recommend approval of the proposed General Development Plan (GDP) for the Wilson Middle School Joint Use Facility in the City Heights Community.

Other Recommendations: The Community Recreation Group has reviewed and considered the proposed project as detailed below:

On October 15, 2019, the City Heights Recreation Advisory Group voted (4-0-0) to recommend approval of the General Development Plan for Wilson Middle School Joint Use Facility.

Fiscal Impact:

Capital Funding: The General Development Plan (GDP) inclusive of the environmental document, design and construction of the turf field and walking track improvements, is funded by the San Diego Unified School District (SDUSD) through the use of voter-approved Propositions S and Z and Measure Y-Y bond funding.

Operations and Maintenance: The cost to operate and maintain this project on an annual basis is approximately \$ 60,875 per year. This includes all labor, materials, equipment and supplies, as well as the cost to hire a security company to lock the gates at dusk.

Water and Energy Conservation Status: The proposed project complies with all water and energy conservation guidelines contained in Council Policy 200-14.

Environmental: This activity has been reviewed for consistency with and is covered in the Final Environmental Impact Report (EIR) for the Wilson Middle School and Central Elementary School Redevelopment Project (SCH No. 2015091045) prepared by the San Diego Unified School District and certified by the Board of Education as the Lead Agency on May 16, 2017. This activity is a subsequent discretionary action and is not considered to be a separate project for the purposes of CEQA review pursuant to CEQA Guidelines Sections 15378(c) and 15060(c)(3). Pursuant to CEQA Guidelines Section 15162, there is no change in circumstance, additional information, or project changes to warrant additional environmental review for this action.

BACKGROUND

This project provides for the design and construction of a new joint use facility at Wilson Middle School which is located at 3838 Orange Avenue within the City Heights Community, within Council District 9. The approval of this park will provide an additional approximately 3.16 acres of population-based park land in a park deficient community per current City park standards.

DISCUSSION

The Wilson Middle School Joint Use Facility is part of the 'Play All Day Parks Program', a partnership between the City and the SDUSD to expand the City's existing joint use parks program by adding over 45 new or expanded joint use facilities in the next 5-10 years. SDUSD is the lead agency directing the design and construction of the joint use facility at Wilson Middle School.

The General Development Plan (Attachment 1) will provide the following:

- Synthetic turf field (approximately 1.55 acres)
- Walking track
- Mezzanine multi-purpose hardcourts (0.94 acres)
- Linear Park event space (0.67 acres)
- Shade trees
- Drinking fountains
- Fencing

SDUSD and the City conducted two public workshops with the community. The primary issues raised during the community input meetings were expansion of the joint use area to include the linear park and hardcourts, activation and security and the potential partnership with the El Cajon Boulevard Business Improvement Association (BIA). A detailed response is included in the paragraphs below.

Expansion of the joint use area to include the linear park and hardcourts

Initial public input meetings presented a joint use area that encompassed only the field. During the meetings, the community and the BIA expressed an interest in expanding the joint use area to include the linear park as well as the upper hardcourts located on top of the parking garage. It was important to the community to have a north /south connection connecting El Cajon Blvd to Orange Avenue. District to agreed to provisionally include the linear park and hardcourts as joint use but reserved the right to remove both items from joint use if the City was not able to adequately monitor and protect the areas from vandalism during public use hours.

Activation and Security

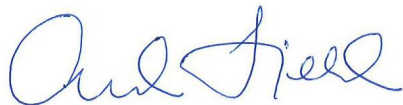
Both District and City are concerned about vandalism of the linear park and the upper hardcourts because both areas present surveillance and security challenges. Opening up the center of the school to public use creates more potential for vandalism and damage to the school campus. The joint use facility will be locked at dusk; however additional measures would be needed.

Potential Partnership with the BIA

The BIA has come forward as a potential partner to program and activate the linear park and be a regular presence on the site. The District has agreed to provisionally include the linear park and the upper hardcourts as joint use, as long as their campus is not damaged during public use times. To address the District's security concerns, the City plans to enter into a Special Use Permit (SUP) with the BIA. The BIA will provide special programming and regular activation of the linear park as well as enhanced maintenance and security for extended hours of operation.

It is understood that if an arrangement with the BIA or similar non-profit entity to activate the site and provide additional monitoring is not achieved, or if the City and District determine that said measures do not adequately protect the linear park and upper hardcourts, these areas may be removed from joint use.

Respectfully submitted,



Andy Field
Director, Parks and Recreation



Prepared by Shannon Scoggins
Park Designer, Parks and Recreation

(SS/ss)

Attachments:

1. Wilson Middle School Joint Use Facility General Development Plan
2. Wilson Middle School Joint Use Facility Subsequent Action Notice of Determination
3. Recreational Value Scoring – Marston Middle School Joint Use Facility

**NOTICE OF DETERMINATION
(SUBSEQUENT ACTION)**

(Check one or both)

TO: X Recorder/County Clerk
P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2422

FROM: City of San Diego
Planning Department
9485 Aero Drive, MS 413
San Diego, CA 92123

 Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Number: N/A

State Clearinghouse Number: 2015091045

Project Title: Wilson Middle School Joint Use Facility

PROJECT LOCATION: Wilson Middle School, 3838 Orange Avenue, San Diego, CA 92105. The project is located in the City Heights Community Planning Area in Council District 9.

DESCRIPTION OF PREVIOUS ACTION: The San Diego Unified School District (SDUSD) previously prepared an Environmental Impact Report (EIR) for the Wilson Middle School and Central Elementary School Redevelopment Project (SCH No. 2015091045). The Final EIR was certified by the Board of Education as the Lead Agency on May 16, 2017.

DESCRIPTION OF SUBSEQUENT ACTION: CITY COUNCIL APPROVAL of a 25-year Joint Use Agreement between the City of San Diego (City) and SDUSD for a new joint use facility (JUF) at Wilson Middle School. The JUA will allow for City operation, maintenance, and use of the JUF, and includes specific details regarding the hours of operation, types of activities allowed, and security and maintenance details. The new JUF will include: 1) an approximately 1.6 acre synthetic turf field; 2) a walking track; 3) mezzanine multi-purpose hardcourts; 4) a linear park event space; 5) shade trees; 6) drinking fountains; and 7) fencing.

PROJECT APPLICANT: City of San Diego Parks & Recreation Department, 2150 Pan American Rd., MS 35, San Diego, CA 92101. Contact: Shannon Scoggins, Park Designer. SScoggins@sandiego.gov. (619) 236-6894.

This is to advise that the City of San Diego City Council on _____, approved the above described project and the Planning Department made the following determinations:

1. The Final EIR for the Wilson Middle School and Central Elementary School Redevelopment Project (SCH No. 2015091045) dated May 2017 and adopted by the Board of Education as the Lead Agency under the California Environmental Quality Act (CEQA) on May 16, 2017 was prepared in accordance with the CEQA Guidelines;
2. The activity in its approved form will not have significant effects on the environment beyond those identified in the previously certified environmental document listed above;
3. A Mitigation, Monitoring, and Reporting Program was adopted in association with the Final EIR and is being implemented in conjunction with this action;
4. A Statement of Overriding Considerations was adopted with the original project approval;
5. Findings were made pursuant to CEQA Guidelines Section 15091; and

6. Record of the project approvals may be examined at the address below.

It is hereby certified that the final EIR, including comments and responses, are available to the general public at the office of the Planning Department, 9485 Aero Drive, MS 413, San Diego, CA 92123.

Analyst: Elena Pascual, Associate Planner
City of San Diego Planning Department
9485 Aero Drive, MS 413
San Diego, CA 92123

Telephone: (619) 533-5928

Filed by: _____

Reference: California Public Resources Code, Sections 21108 and 21152.



State of California - Department of Fish and Wildlife

2017 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (Rev. 12/15/15) Previously DFG 753.5a

RECEIPT NUMBER:

37-2017- 0418

STATE CLEARINGHOUSE NUMBER (If applicable)

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SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

SAN DIEGO UNIFIED SCHOOL DISTRICT

LEAD AGENCY EMAIL

--

DATE

05/17/2017

COUNTY/STATE AGENCY OF FILING

San Diego County

DOCUMENT NUMBER

20170079

PROJECT TITLE WILSON MIDDLE SCHOOL AND CENTRAL ELEMENTARY SCHOOL REDEVELOPMENT PROJECT

PROJECT APPLICANT NAME

SAN DIEGO UNIFIED SCHOOL DISTRICT

PROJECT APPLICANT EMAIL

--

PHONE NUMBER

858-637-6280

PROJECT APPLICANT ADDRESS

4860 RUFFNER STREET

CITY

SAN DIEGO

STATE

CA

ZIP CODE

92111

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency

☐ School District

☐ Other Special District

☐ State Agency

☐ Private Entity

CHECK APPLICABLE FEES:

170079

☒ Environmental Impact Report (EIR)

\$3,078.25

\$

\$3,078.25

☐ Mitigated/Negative Declaration (MND)(ND)

\$2,216.25

\$

☐ Certified Regulatory Program document (CRP)

\$1,046.50

\$

☐ Exempt from fee

☐ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850.00

\$

☒ County documentary handling fee

\$

\$50.00

☐ Other

\$

PAYMENT METHOD:

☐ Cash

☐ Credit

☒ Check

☐ Other 15977177

TOTAL RECEIVED

\$

\$3,128.25

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County

CARLOS B ARGANDONA

, Deputy



170079

Notice of Determination

Form C

To: ☒ Office of Planning and Research

From:

Public Agency

For U.S. Mail:

Street Address:

P.O. Box 3044

1400 Tenth Street

Sacramento, CA 95812-3044

Sacramento, CA 95814

Agency: San Diego Unified School District

Address: 4860 Ruffner Street

San Diego, CA 92111

Contact: Gary Stanford

Telephone: 858-637-6280

☒ County Clerk

County of: San Diego

Address: 1600 Pacific Highway, Suite 260

San Diego, CA 92101

Lead Agency (if different from above)

Agency:

FILED

Ernest J. Dronenburg, Jr. Recorder/County Clerk

Address:

MAY 17 2017

Contact:

Telephone:

BY

DEPUTY

SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code

State Clearinghouse Number (if submitted to State Clearinghouse): 2015091045.

Project Title: Wilson Middle School and Central Elementary School Redevelopment Project

Project Location (include county): Wilson Middle School (main office), 3838 Orange Ave, San Diego, CA 92105, (619) 362-3400, San Diego County

Project Description: Under the proposed project, Wilson Middle School would consist of a total of approximately 30 classrooms, band room, orchestra room, physical education room, and locker rooms; several rooms to support theater arts, gallery, and tools/robotics; an outdoor work area; a theater with a stage, a media room, a reading room, a second-story multi-purpose room, a kitchen, a food court, a lunch shelter, a custodian room, and a room for an afterschool program. The new Central Elementary School would consist of a total of approximately 46 classrooms, 3 daycare rooms, a two-story administration building, a library, a multipurpose room, a warming kitchen, a custodian room, and a lunch shelter. The breakdown of classrooms would consist of 30 general, 1 science/PE, 5 special education, 6 kindergarten, and 4 prekindergarten classrooms.

This is to advise that

San Diego Unified School District

☒ Lead Agency or ☐ Responsible Agency has approved the above-described project on May 16, 2017

and has made the following determinations regarding the above-described project:

1. The project ☒ will ☐ will not have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☒ were ☐ were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan ☒ was ☐ was not adopted for this project.
5. A Statement of Overriding Considerations ☒ was ☐ was not adopted for this project.
6. Findings ☒ were ☐ were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to the General Public at: District's office located at 4860 Ruffner Street, San Diego, CA 92111

Signature (Public Agency)

Title

Date

Date received for filing at OPR:

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Sections 21000-21174, Public Resources Code.

Revised 2004

FILED IN THE OFFICE OF THE COUNTY CLERK

San Diego County on MAY 17 2017

Posted MAY 17 2017 Removed JUN 16 2017

Returned to agency on JUN 16 2017

Deputy 



Ernest J. Dronenburg, Jr.

**COUNTY OF SAN DIEGO
ASSESSOR/RECORDER/COUNTY CLERK**



ASSESSOR'S OFFICE

1600 Pacific Highway, Suite 103
San Diego, CA 92101-2480
Tel. (619) 236-3771 * Fax (619) 557-4056

www.sdarcc.com

RECORDER/COUNTY CLERK'S OFFICE

1600 Pacific Highway, Suite 260
P.O. Box 121750 * San Diego, CA 92112-1750
Tel. (619) 237-0502 * Fax (619) 557-4155

Transaction #: 384721820170517

Deputy: CARGANDO

Location: COUNTY ADMINISTRATION BUILDING

17-May-2017 15:41

FEES:

3,078.25 Qty of 1 Fish & Game Env Impact (2500) for Ref# 20170079
50.00 Qty of 1 Fish and Game Filing Fee for Ref# 2017 0418

3,128.25 TOTAL DUE

PAYMENTS:

3,128.25 Check

3,128.25 TENDERED

**SERVICES AVAILABLE AT
OFFICE LOCATIONS**


- * Tax Bill Address Changes
- * Records and Certified Copies:
Birth/ Marriage/ Death/ Real Estate
- * Fictitious Business Names (DBAs)
- * Marriage Licenses and Ceremonies

SERVICES AVAILABLE ON-LINE AT

www.sdarcc.com

- * Forms and Applications
- * Frequently Asked Questions (FAQs)
- * Grantor/ Grantee Index
- * Fictitious Business Names Index (DBAs)
- * Property Sales

WARNING: THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER, A VOID PANTOGRAPH, AND MICROPRINTING. THE BACK OF THIS DOCUMENT HAS AN ARTIFICIAL WATERMARK-HOLD AT AN ANGLE TO VIEW.

	SAN DIEGO UNIFIED SCHOOL DISTRICT 4100 NORMAL STREET SAN DIEGO, CA 92103	Wells Fargo Central Bank 23701 Calabasas Road Calabasas CA 91302	WARRANT NO. 15977177 Date: 4/11/2017 90477 1222
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THE TREASURER OF SAN DIEGO COUNTY Warrant Void 6 Months After Date of Issue 4759037575

WILL PAY	*THREE THOUSAND ONE HUNDRED TWENTY-EIGHT AND 25/100 DOLLAR *	Pay Amount \$3,128.25***
To The	County of San Diego	
Order Of	5500 Overland Ave. San Diego CA 92123	

Purpose Material And/Or Services:

[Signature]
President, Board of Education
Cynthia Marten
Superintendent

15977177 12220477 4759037575

Recreational Value Scoring - Wilson Middle School Joint Use Facility

Park Size Category	Points	Proposed Improvements/ expansion	Notes
Scoring : Based on overall park acreage (population-serving only)			
Park Acreage: Points are awarded to parks based on their overall acreage.	7 point per acre	21	Proposed 3.16 acre facility
Parks under an acre will receive 0.875 points for each 1/8 acre.	0.875 points for each 1/8 acre	0	
Does not apply to MHPA or MSCP lands			
AMENITIES/RECREATION OPPORTUNITIES			
Health/Fitness/Sports Category	Points	Proposed Improvements/ expansion	Notes
Play Area	7 pt. per 750 sf of play area ¹	0	
Nature Exploration Playground ¹¹	7 pt. per 1/2-acre	0	
Multi-Purpose Turf Area - point per each 1/2 acre	7 pt. per 1/2 acre	0	
Active Recreation Fields	56 points for an active recreation field module (1 soccer field and 2 softball fields) or 28 points for a single softball or soccer field ⁶	28	
Basketball/Tennis/Pickleball/Sand Volley Ball	7 pt. per each full court (3.5 point for half-court) ⁶	0	
Small Hardcourt Areas: with pavement-coating mark-outs	3.5 pt. per hardcourt area; 7 pts. maximum ⁵	0	
Sports Lighting - pickleball, volleyball, basketball full-court - or equivalent to basketball full-court	3.5 pt. per court ¹²	0	
Sports Lighting - single softball field, full-size	7 pt. for ea. full size field ¹²	0	
Sports Lighting - each pair of softball fields or full-size soccer field	14 pts. ¹²	0	
Splash Pad (water playground)	14; 14 pts. maximum	0	
Multi-use Pathways: (Route Type 6, per SD Pedestrian Master Plan)	7 pt. per 1/2 mile	0	
Decomposed Granite or Dirt Trails: 4 ft. min. width, (Route Type 7, SD Pedestrian Master Plan)	7 pt. per 1 mile	0	
Fitness Circuit	7 pt. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	0	
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pt. per 5,000 sf each	0	
Specialty Recreation (soft-surface)	3.5 pt. each; 7 pts. Maximum	0	
Specialty Recreation: disc golf or similar (min. 1/2 acre) ²	7 pt. each; 14 pts. maximum	0	

Recreational Value Scoring - Wilson Middle School Joint Use Facility

Social Spaces Category		Proposed Improvements/ expansion	Notes
Off-Leash Dog Area - 1/8 acre minimum fenced area	10.5 pts. for ea. area less than 3 acres	0	
Off-Leash Dog Area - 3 acres minimum fenced area	21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0	
Food Area/Concessions or Clubhouse Building (if separate from Rec Center), 250 s.f. minimum size	7 pt, 7 pt. maximum	0	
Community Garden ³	7 pt for ea. 10 plots; 14 pts. maximum	0	
Interactive/Technology Element	7 pt. maximum	0	
Performance/Event Space: 5,000 s.f. minimum size paved area with seating, lighting and utilities (power, data, sound) ⁸	21; 21 pts. maximum	0	
Site Amenities Category		Proposed Improvements/ expansion	Notes
All-weather shade cover/pavilion with tables/seating	7 pt. for ea. 400 sq. ft roof area (min. size)	0	
Restroom building	21 pt. per building	0	
Ranger Station Facilities: with public educational/interpretive display areas(s)	7 pt. per 1,000 sf	0	
Amphitheater: with hardscape seating and universal access ⁸	7 pt. per 40-person capacity; 14 pts. maximum	0	
Wayfinding Signage System ⁹	3.5 pt per system; 7 pts. maximum	0	
Public Art/Placemaking Elements (only 1 element per space)	3.5 pt. for each element; 7 pts. maximum	0	
Creation of wetlands area(s) or native planting restoration area(s) ⁷	10.5 pt per acre	0	
ACCESS/CONNECTIVITY		Proposed Improvements/ expansion	Notes
Definition: Measures ability of park to increase overall connectivity in the Citywide parks network or improve access to an existing recreational asset			
Scoring: 0 (no component present) or 7-21 (component present)			
	Points		
Linkages: connection to a CI 1 Bike or Cycle Track	21; 21 pts maximum	0	
Linkages: connection to a trail system in open space	14; 14 pts maximum	0	
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	0	
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pt. maximum	7	
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pt. maximum	0	
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts maximum	7	
Connection to Natural Area/Scenic View Corridor (must have physical structure to connect or provide view access)	7; 7 pts maximum	0	

Recreational Value Scoring - Wilson Middle School Joint Use Facility

ACTIVATION & ENGAGEMENT		Proposed Improvements/ expansion	Notes
<i>Definition : Measures ability of space or facility to spark social interaction and learning-based recreation and bring diverse users together</i>			
<i>Scoring : 0 (no component present) or 7-21 (component present)</i>			
	Points		
Interpretive/Education/Cultural Elements, such as Tribal cultural elements: minimum of 10 square feet of sign art/copy display area	7; 7 pt. maximum	0	
Space dedicated to programmed activities, weekly minimum occurrences: 7 pt. for 5,000-10,000 s.f.; 14 pts. for 10,000 or more s.f.	14; 14 pts maximum	14	
Recreational Features for the Disabled ⁴	21; 21 pts maximum	0	
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s) ⁷	7 pt per 1/2 mile	0	
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy ¹⁰	14; 14 pts maximum	0	
TOTAL VALUE POINTS :		77	

Recreation Value Points Tabulation Summary:	
Total Proposed Facility Value Points	77
Population Served	770 residents

* See PMP Appendix D for Notes